

044.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

717,200 / 717,200

717,200 / 717,200

717,200 / 717,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 41 | | HAMLET ST, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|---------------------------|---------|
| Owner 1: | DONNELLY JOHN D & SUSAN S | |
| Owner 2: | | |
| Owner 3: | | |

| | |
|-----------|--------------|
| Street 1: | 41 HAMLET ST |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | | |
|----------------|--------|-------|
| PREVIOUS OWNER | Cntry: | Type: |
| Owner 1: | | |
| Owner 2: | | |
| Street 1: | | |
| Twn/City: | | |
| St/Prov: | | |
| Postal: | | |

| | | | |
|---|-------------------|--------------|-----------|
| NARRATIVE DESCRIPTION | SALES INFORMATION | TAX DISTRICT | PAT ACCT. |
| This parcel contains 3,753 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Aluminum Exterior and 2214 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms. | | | |
| | | | |

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|--------|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | Exempt | | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 3753 | | Sq. Ft. | Site | | 0 | 80. | 1.42 | 1 | | | | | | | | | 426,074 | | | | | | 426,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|--------------|--|-----------------|----------------|--------------------------------|------------|----------------|-------------------|--|-----------|
| 101 | | 3753.000 | 286,700 | 4,400 | 426,100 | 717,200 | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Total Card | | 0.086 | 286,700 | 4,400 | 426,100 | 717,200 | Entered Lot Size | | |
| Total Parcel | | 0.086 | 286,700 | 4,400 | 426,100 | 717,200 | Total Land: | | |
| Source: | | Market Adj Cost | | Total Value per SQ unit /Card: | 323.98 | /Parcel: 323.9 | Land Unit Type: | | |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | 044.0-0001-0010.0 |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 286,800 | 4400 | 3,753. | 426,100 | 717,300 | 717,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 250,600 | 4400 | 3,753. | 452,700 | 707,700 | 707,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 250,600 | 4400 | 3,753. | 330,200 | 585,200 | 585,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 250,600 | 4400 | 3,753. | 287,600 | 542,600 | 542,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 250,600 | 4400 | 3,753. | 245,000 | 500,000 | 500,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 222,200 | 4400 | 3,753. | 239,700 | 466,300 | 466,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 222,200 | 4400 | 3,753. | 197,100 | 423,700 | 423,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 222,200 | 4400 | 3,753. | 187,500 | 414,100 | 414,100 | | 12/13/2012 |

| TAX DISTRICT | | | | | | | | | | | PAT ACCT. | | | | | | | | | | | | | | |
|--------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|--|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | | | | | | | | | | | | | |
| THOMAS PAULA | 21289-92 | | 7/15/1991 | | 180,000 | No | No | Y | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|--|--|----------------------|--|--|--|--|--|--|--|--|------------|-------------|-----|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | | | | | | | | | | | Date | Result | By | Name |
| 3/7/2019 | 313 | Redo Bat | 25,550 | C | | | | | | | | | | | | | | | | 11/27/2018 | MEAS&NOTICE | CC | Chris C |
| 2/28/2019 | 278 | Redo Kit | 35,550 | C | | | | | | | | | | | | | | | | 4/17/2009 | Measured | 372 | PATRIOT |
| 5/4/2011 | 385 | Re-Roof | 6,000 | | | | | | | | | | | | | | | | | 4/15/2000 | Inspected | 276 | PATRIOT |
| 2/7/2008 | 110 | New Wind | 28,827 | C | | G9 | GR FY09 | | | | | | | | | | | | | 3/3/2000 | Measured | 264 | PATRIOT |
| | | | | | | | | | | | | | | | | | | | | 11/1/1981 | | MS | |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|



| | |
|---------------|-------|
| PRIOR ID # 1: | 31012 |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |
| PRIOR ID # 1: | |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |

| | | |
|----------|----------|----------|
| PRINT | Date | Time |
| | 12/10/20 | 18:54:10 |
| LAST REV | Date | Time |
| | 07/23/19 | 10:51:30 |
| | danam | |

| | |
|----------------|--|
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

EXTERIOR INFORMATION

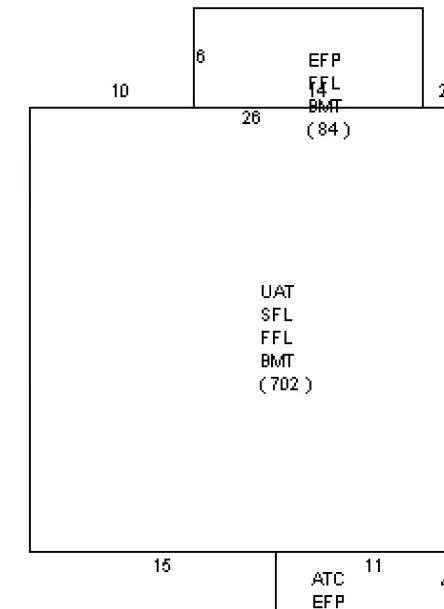
| | | |
|---------------|-------------------|----------|
| Type: | 97 - Tudor | |
| Sty Ht: | 2A - 2 Sty +Attic | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 2 - Conc. Block | |
| Frame: | 1 - Wood | |
| Prime Wall: | 3 - Aluminum | |
| Sec Wall: | 8 - Brick Veneer | 40% |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | WHITE | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 1 | Rating: Average |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|

SKETCH**GENERAL INFORMATION**

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1930 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G12 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|----------------|------------------|
| Avg Ht/FL: | STD |
| Prim Int Wall: | 2 - Plaster |
| Sec Int Wall: | |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | 4 - Carpet |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 1 - Forced H/Air |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wall | % Sprinkled: |

DEPRECIATION

| | | | |
|-------------|--------------|-----|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 125.00 |
| Size Adj.: | 1.34841681 |
| Const Adj.: | 0.99682057 |
| Adj \$ / SQ: | 168.016 |
| Other Features: | 78500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 415568 |
| Depreciation: | 128826 |
| Depreciated Total: | 286742 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | AvRate: | Ind.Val | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Juris. Factor: | 1.00 | Before Depr: | 168.02 | |
| Special Features: | 0 | Val/Su Net: | 110.57 | |
| Final Total: | 286700 | Val/Su SzAd: | 190.70 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1930 | 22.72 | T | 40 | 101 | | | 4,400 | | | 4,400 |

PARCEL ID

044.0-0001-0010.0

More: N

Total Yard Items: 4,400

Total Special Features:

Total: 4,400

**AssessPro Patriot Properties, Inc**